

COROMANDEL CONDOMINIUM PET RULES

Coromandel is proud to be a pet friendly Community, and while the Coromandel Condominium Board of Directors certainly and warmly welcomes all conforming pets to our community, please remember that it is the responsibility of all Coromandel pet owners to assure that they are indeed "responsible pet owners" and that all pet owners strive to assure that their pets not become a nuisance or a source of complaints from fellow residents in the Coromandel Community at Large or from their neighbors. The Pet Rules outlined below are the Board's revised Pet Rules and guidelines for the safe, clean and proper harboring of all conforming pets; they shall be utilized by the Board to assist in addressing Pet Rule concerns raised by fellow residents that are formally brought to the Board's attention for consideration, review and appropriate action, if so determined to be required. Please note that many of these Pet Rules are also current pet owner requirements of the State of Illinois, Village of Deerfield and/or Lake County as well.

All Coromandel Condominium Residents, including all current pet owners, shall receive a copy of these revised Pet Rules for their information; in the future when a new pet is registered, either by a current or new resident, those pet owners will be required to sign and date an acknowledgement of their receipt of the Pet Rules in affect at that time. The Management Company shall also update the files of all pets not previously registered, as required by the Pet Rules below. The Coromandel Condominium Board of Directors sincerely thank all current and future pet owners for their full cooperation and their continued proper handling of their pets while residing in Coromandel.

- A. No animals, other than dogs, cats, or other animals reasonably and normally considered to be household pets, shall be raised, or kept anywhere on the property; nor shall any animals be kept for commercial purposes. No animals can be bred anywhere on the property.
- B. All pets, including domesticated birds, must be leashed while outdoors or in interior areas considered common area property, including, but not limited to, hallways, elevators, stairwells and garages.
- C. No pet shall be left unattended at any time on a common area element including, but not limited to, balconies, patios, sidewalks or sitting areas near ponds etc. There will be absolutely no tie out's, temporary or permanent enclosures/fencing or pens permitted. You may not stake your pet out, even if you are going to be with it.
- D. Pet owners when outside of their immediate residence with their pets, anywhere on or within the Coromandel Community and / or walking with their pets, MUST always have in their possession adequate clean up apparatus and supplies and MUST always clean up immediately after their pets. For your convenience there are garbage cans throughout the property. bage cans and pop bag stations are also installed throughout the property. If a pet owner DOES NOT clean up after their pet, the pet owner may be subject to the following fines: \$25.00 for the first offense, \$75.00 for the second offense and \$ 150.00 for a third offense. Additional offenses may result in fines of \$ 300.00 per occurrence.
- E. No pet shall be allowed to create a nuisance or unreasonable disturbance, or be allowed to damage any common area property, or property of another resident.
- F. If a unit owner is found to be responsible for the actions of a pet residing in, or from a person's pet visiting their unit, the c ost of repairing any damage caused by the pet shall be assessed to the unit owner responsible as a Common Expense.

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- G. No visiting dogs are permitted, except for Seeing Eye Dogs or those allowed by special request and approved in advance , by the Coromandel Condominium Board.
- H. All assistance animals shall meet the new Illinois Assistance Animal Integrity Act. Please se the attached rules.
- I. Any owner of a harbored dog or cat must register the dog or cat with the Property Manager within 30 days of the arrival of the pet on the property. This registration will include the dog or cat's name and photo along with the owner's name, addres and phone number.
- J. Pets residing within a unit for more than one week SHALL NOT exceed thirty (30) pounds when fully grown; however , any pet regularly kept by a unit owner prior to May 20, 1999, may continue to be kept by such unit owner, in such unit , until such time as that pet passes away.
- K. Any unit owner who has been found to be responsible for more than two (2) violations of any Rule relating to "pets" shall be deemed liable for having a pet which caused or created a "nuisance or unreasonable disturbance" within the meaning of Sub Article VII, Section 3 (f) of the Declaration.
- L. After notification of additional violations, beyond the two noted in paragraph K above, and if violations of these Pet Rules continue, appropriate additional action can be brought against the pet owner, including additional fines and / or , ultimately, the requirement that the subject pet be permanently removed from the property.